

CITY OF WILLMAR

BOARD OF ZONING APPEALS MEETING 5:15 P.M. ON TUESDAY, FEBRUARY 23, 2021 VIRTUAL GOTO MEETING

Chair:

Vice Chair:

Members: Christopher Frank, Dan Reigstad, Andrew Engan, SanDawna Gualman Ashley,
and Josh Monson

AGENDA

1. Call the meeting to order
2. Reorganization (Chair, Vice Chair)
3. Northern Factory Parking Variance
4. Miscellany
5. Adjourn

NOTICE OF HEARING ON AN APPEAL FOR A VARIANCE

Notice is hereby given that the City of Willmar Board of Zoning Appeals will meet on Tuesday, February 23, 2021, at 5:15 p.m. virtually via GoTo Meeting to conduct a public hearing to hear reasons for and against a variance requested by Marcus Construction of Willmar, MN on behalf of Northern Factory Sales, Inc. for a reduction in required parking spaces on property described as follows: Lots 6, 7, and 8, Block 1, Willmar Industrial Park Second Addition EXCEPT That part of Lot 6, Block 1 as shown on the record plat entitled Willmar Industrial Park Second Addition, on file in the office of the Kandiyohi County Recorder (2701 4th Ave SW). A full legal description is available, free of charge, at the City of Willmar offices. Being requested is a variance from SECTION 4.A.8.e. of the City of Willmar Zoning Ordinance which establishes the parking space requirements for industrial uses be at least eight (8) spaces, plus one (1) space for each two (2) employees on each shift based on maximum planned employment, or at least eight (8) spaces plus one (1) space for each eight hundred (800) square feet of floor area, whichever is greater.

All property owners or residents living in the vicinity of the above-described property are hereby notified of the public hearing. Due to the COVID-19 health pandemic & local and state emergency declarations, interested parties may participate via GoTo Meeting or be represented by counsel to be heard on this matter. To participate in the public hearing, please connect via internet at <https://global.gotomeeting.com/join/991193277> or via phone at (312) 757-3121, access code 991-193-277. The Planning Commission meeting agenda and packet (including a specific map) can be found on the Calendar on the home page of the City's website (www.willmarmn.gov).

February 3, 2021
Date

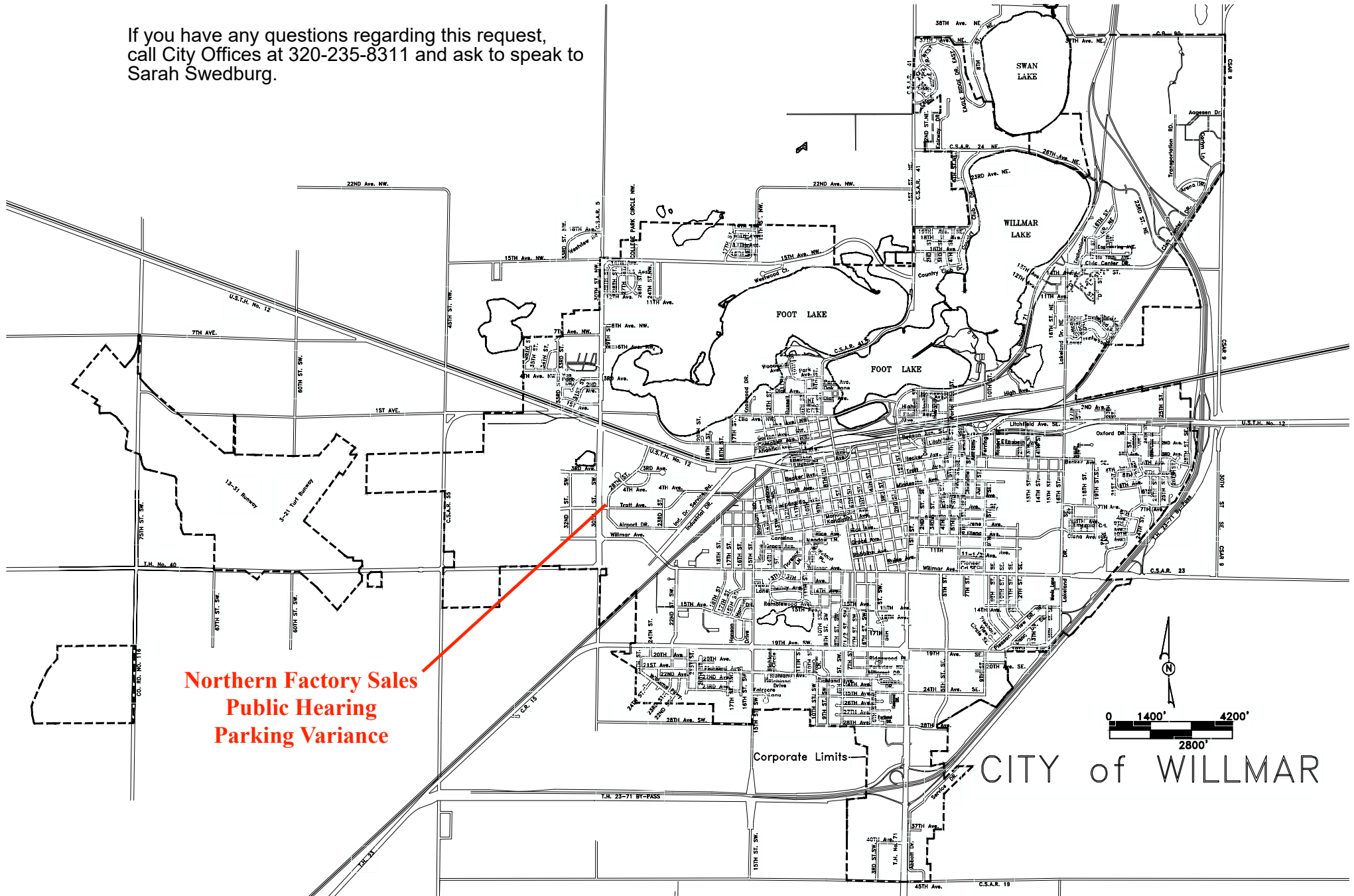
Sarah J. Swedburg
Planner

Si Usted no lee inglés o si este aviso no contiene una explicación suficiente, por favor comuníquese con Abby al 235-0850 ext. 1100, de Heartland Community Action Agency.

Haddii Aadan Akhriyi Karin Ama Aadan Fahmeeynin Ogeeysiiskan, Fadlan Soo Wac: Sahra Gure, West Central Interpreting Services, LLC (320)235-0165 ama (320)441-8555.

If you have any questions regarding this request,
call City Offices at 320-235-8311 and ask to speak to
Sarah Swedburg.

**Northern Factory Sales
Public Hearing
Parking Variance**

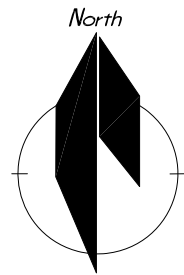


This is a survey of:
part of:
**Lot 6, Lot 7, and Lot 8, Block One,
WILLMAR INDUSTRIAL PARK SECOND ADDITION**
Located in:
Section 16, T119N-R35W, Kandiyohi County, Minnesota

The Gopher State One Call Utility location system was notified for this survey (Ticket # 203380492). The following utility companies were notified and are required by Minnesota Statute 7560.0250 to respond

- | | |
|--|--------------|
| - Charter Communications - MARKED | 800-778-9140 |
| - Centruylink - MARKED | 800-778-9140 |
| - Windstream Communications - MARKED | 800-289-1901 |
| - Center Point Energy - MARKED | 608-223-2014 |
| - Willmar Utilities Elec/Fiber - MARKED | 320-235-4422 |
| - Willmar Utilities Water - MARKED | 320-235-4422 |
| - Willmar Utilities Sewer - MARKED | 320-235-4422 |
| - Willmar Utilities Heat - CLEAR / NO CONFLICT | 320-235-4422 |

Some of the utility companies may not have responded to the locate request. There are also various private facilities that do not participate in the Gopher State One Call utility location system and may have utilities located on this property that we are not aware of. Before any excavating is done in this area, the utilities in this area should be re-notified. The utilities shown on this survey are based on information provided by the utility companies and field observations.



This drawing prepared by:

Bonnema Runke Stern Inc.

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

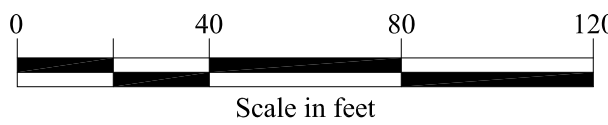
Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Marcus Construction**

Elevation Datum:
The Elevation Datum used for this survey is the North American Vertical Datum of 1988 (NAVD 88)

MnDOT Geodetic Control Point
AIR = 134.39 (NAVD 88)



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed Capped Iron Monument
- Course Change - No Monument Set
- Bollard
- Catch Basin
- Culvert
- Electric Box
- Fire Hydrant
- Fiber Optic Hand Hole
- Flag Pole
- Gas Meter
- Generator
- Ground Light
- Mailbox
- Outlet on Post
- Post Indicator Valve
- Power Pole
- Sewer Manhole
- Sign
- Telephone Pedestal
- Water Gate Valve
- Water Shut Off
- Curb & Gutter
- Fence
- Overhead Power Line
- Sanitary Sewer
- Storm Sewer
- Gas Line
- Underground Cable TV
- Underground Electric
- Underground Fiber Optic
- Underground Telephone
- Water Line
- Coniferous Tree with size
- Deciduous Tree with size
- Bituminous
- Building
- Concrete

All Documents referred to on this survey can be found on file in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2020.

Joshua W. Stern

Date **December 21, 2020** License No. 46169

Survey Requested By: **Marcus Construction**
© BONNEMA RUNKE STERN INC 2020

16-119-35

Doc. #556547

Doc. #558119

Land Description - 7.1 Acres

Lots 6, 7 and 8, Block 1, Willmar Industrial Park Second Addition

EXCEPT

That part of Lot 6, Block One, as shown on the record plat entitled WILLMAR INDUSTRIAL PARK SECOND ADDITION, on file in the office of the Kandiyohi County Recorder, described as follows:

- Beginning at the northeast corner of said Lot 6;
- thence on a geodetic bearing of South 00 degrees 16 minutes 00 seconds West, along the east line of said Lot 6, a distance of 121.54 feet;
- thence on a bearing of South 00 degrees 23 minutes 31 seconds East, along the east line of said Lot 6, a distance of 278.46 feet to the southeast corner of said Lot 6;
- thence on a bearing of North 89 degrees 40 minutes 01 seconds West, along the south line of said Lot 6, a distance of 75.00 feet;
- thence on a bearing of North 00 degrees 23 minutes 31 seconds West a distance of 277.94 feet;
- thence on a bearing of North 00 degrees 16 minutes 00 seconds East a distance of 121.97 feet to the north line of said Lot 6;
- thence on a bearing of South 89 degrees 43 minutes 51 seconds East, along the north line of said Lot 6, a distance of 75.00 feet to the point of beginning.

DEMO SITE PLAN KEYNOTE LEGEND	
KEY #	KEYNOTE
1	REMOVE EXISTING ASPHALT AND CONCRETE AS NEEDED FOR NEW PLAN, SEE MC002
2	REMOVE EXISTING TREES
3	RELOCATE EXISTING FIRE HYDRANT
4	REGRADE FOR NEW LOADING AREA, SEE MC002
6	EXISTING FIRE HYDRANT TO REMAIN
7	REMOVE EXISTING CURBING, SEE MC002
8	REMOVE EXISTING STAIR
9	RELOCATE EXISTING DRAIN



2701 4th Ave SW, Willmar, MN 56201

NORTHERN FACTORY SALES

PRELIMINARY
FOR REVIEW ONLY
DO NOT USE FOR
CONSTRUCTION

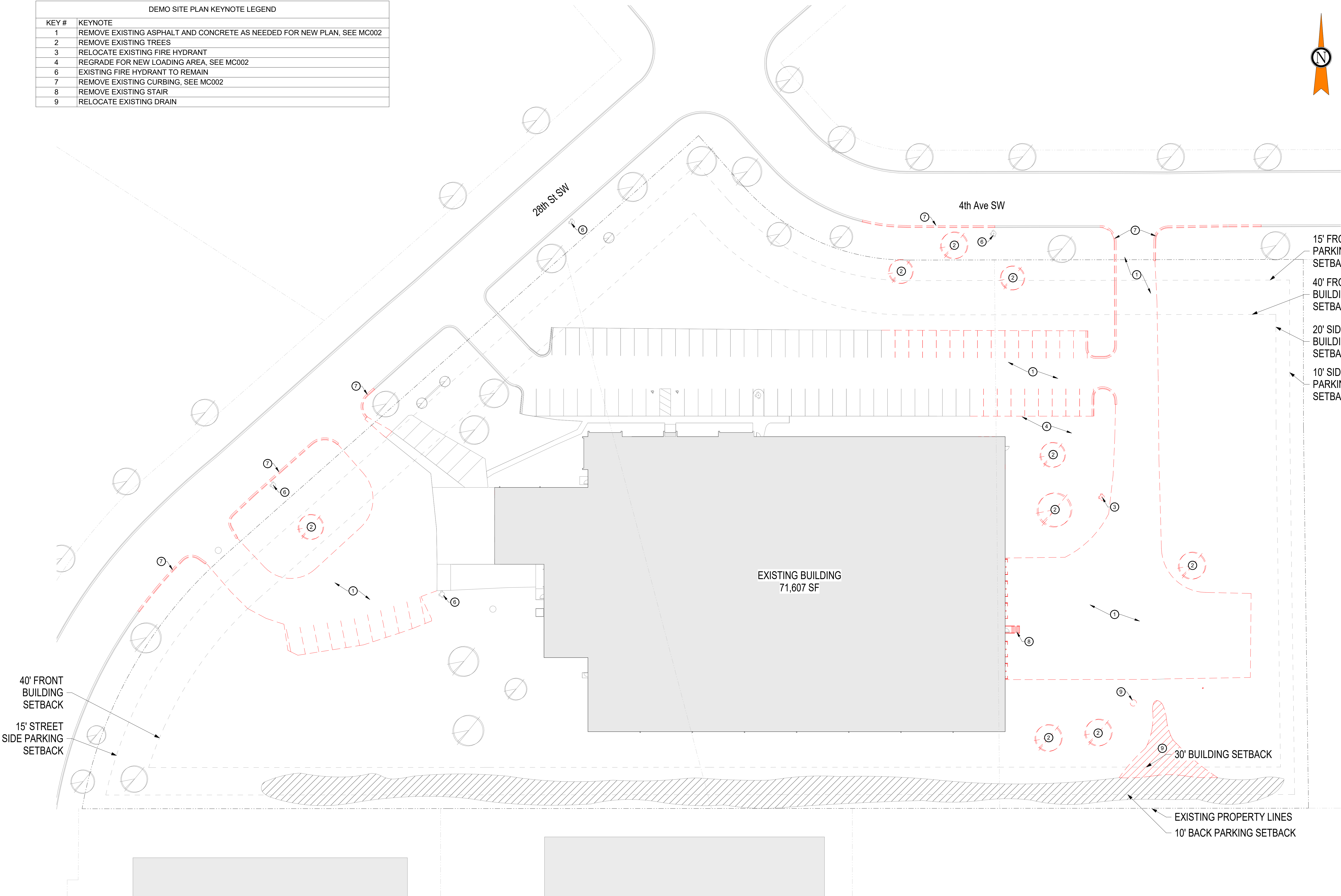
Version: 3
Revision: 2
Drawn By: MJ
Date: 20210216
Job Number: 2046

Confidential and Proprietary:
This drawing is intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any review or distribution by others is strictly prohibited. If you are not the intended recipient you should not disseminate, distribute, or copy this drawing. Please contact the sender and destroy all copies.

THIS SHEET MAY BE A REDUCED COPY. THE BAR BELOW IS 2" LONG ON A FULL SIZE SHEET. DRAWING SCALES APPLY TO FULL SIZE SHEETS.

SITE PLAN - DEMO

MC001



1 SITE PLAN - DEMO

MC001 SCALE 1" = 30'-0"

ZONING

PARKING:
SECTION 4.8(e) INDUSTRIAL USE: 8 SPACES PLUS ONE SPACE FOR EACH 800 SF OF FLOOR SPACE.

EXISTING:
71,607 SF
71,607 SF / 800 = 90 + 8 = 98
98 REQUIRED
95 PROVIDED

PROPOSED ADDITION:
38,380 SF
38,380 SF / 800 = 48
98 + 48 = 146
146 REQUIRED
98 PROPOSED

SEC. 6(i)-(d) - LIMITED INDUSTRY DISTRICT: OPEN, LANDSCAPED AREA = 20% MINIMUM

OPEN AREA
= 106,528 SF...
= 106,528 SF / 309,672 SF
= 35% LANDSCAPED AREA

SEC. 6(i)-(e) - LIMITED INDUSTRY DISTRICT: BUILDING COVERAGE = 50% MAXIMUM

LOT AREA
= 309,672 SF...
= 109,967 SF / 309,672
= 36% COVERAGE

SITE PLAN KEYNOTE LEGEND	
KEY #	KEYNOTE
1	RECEIVING AREA
2	CONCRETE RETAINING WALL WITH RAILING
3	METAL STAIR WITH RAILING
4	SHIPPING AREA
5	6'X6' FROST PROTECTED CONCRETE STOOP
6	NEW CURB AND GUTTER
7	NEW CONCRETE SLAB
8	SUMP, SEE PLUMBING PLAN



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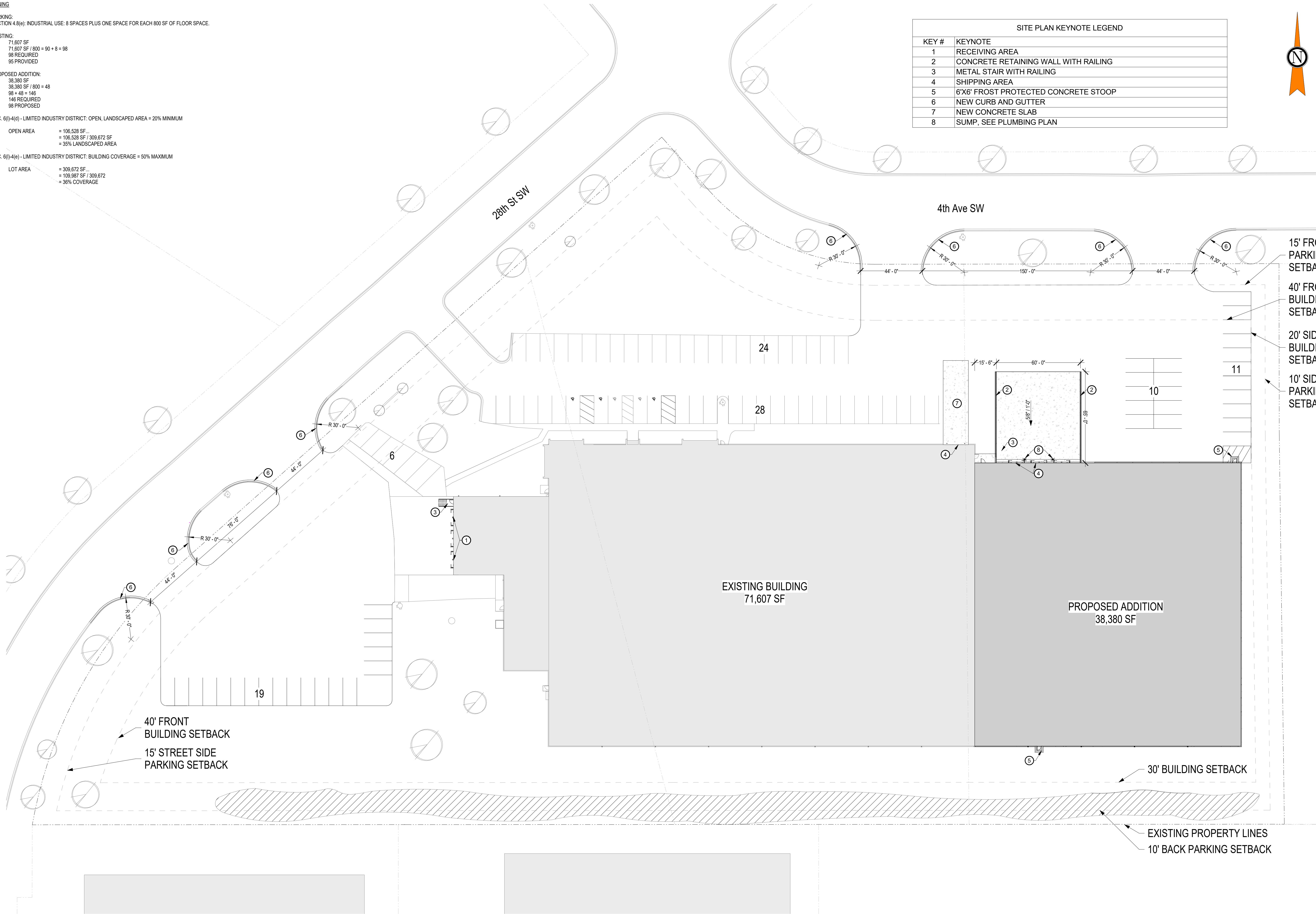
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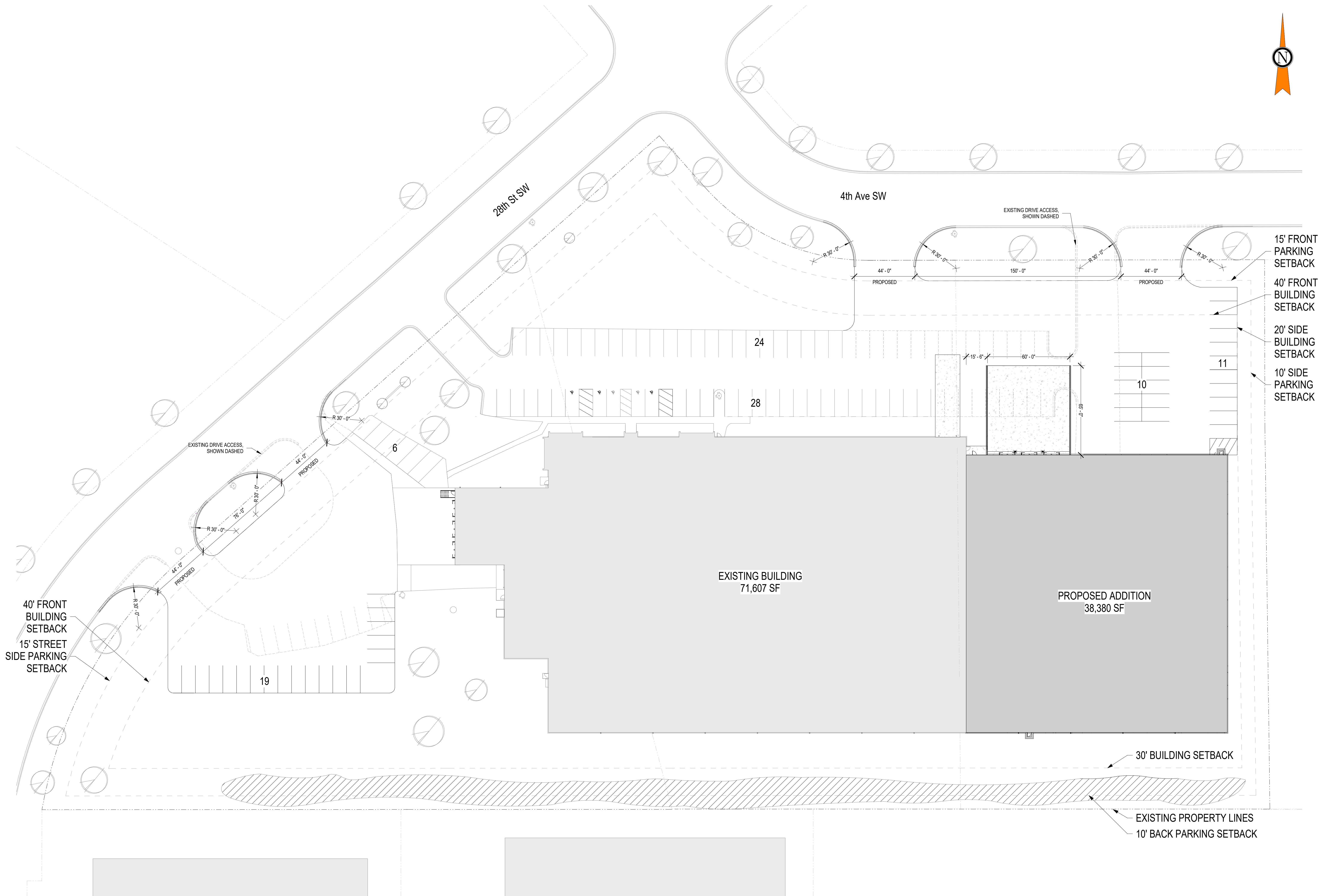
SITE PLAN - NEW CONSTRUCTION

MC002

1 SITE PLAN - NEW CONSTRUCTION

MC002 SCALE 1" = 30'-0"





NORTHERN FACTORY SALES

2701 4th Ave SW, Willmar, MN 56201

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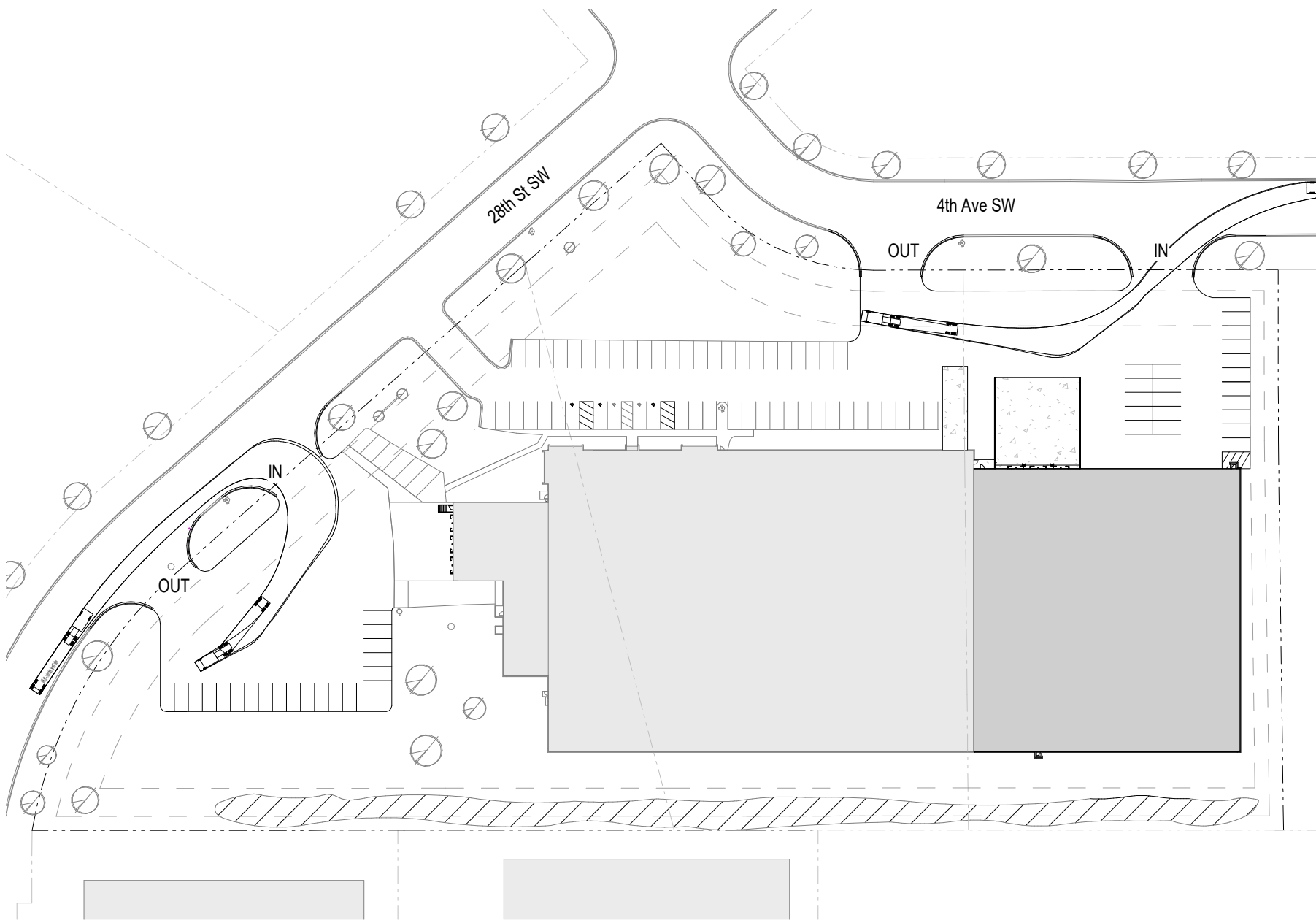
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SITE PLAN OVERLAY

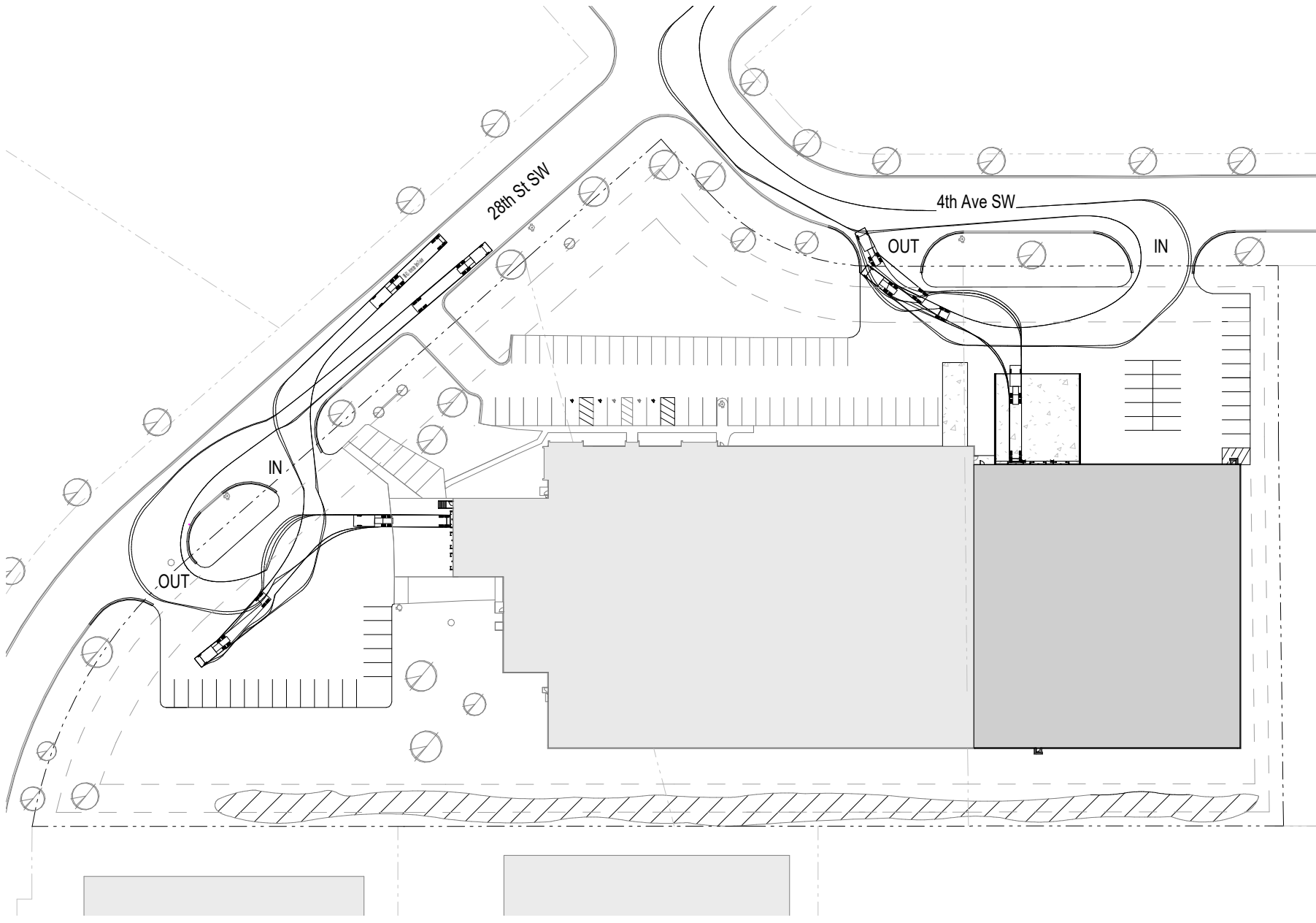
MC003

1 SITE PLAN OVERLAY (EXISTING AND PROPOSED)

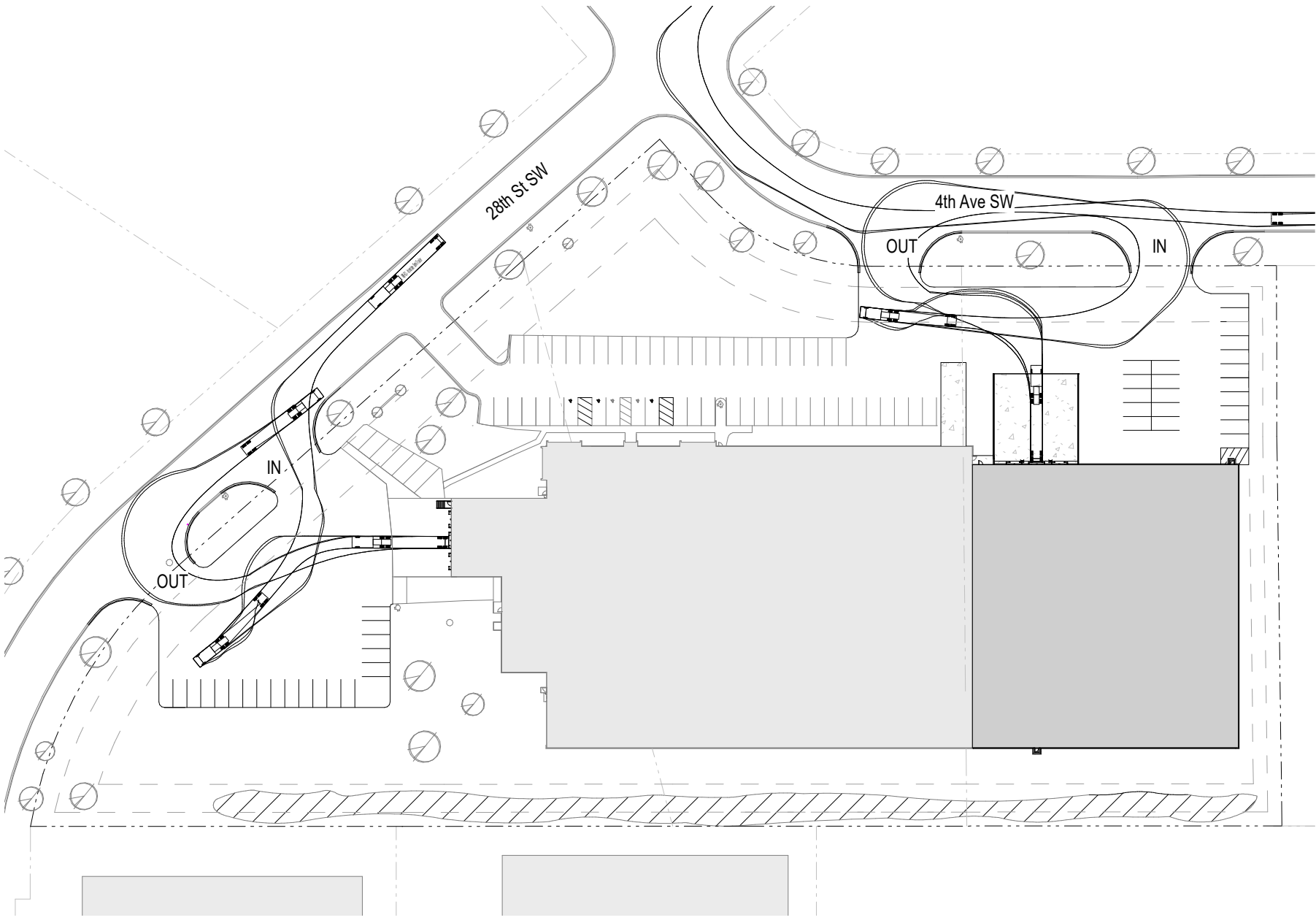
MC003 SCALE 1" = 30'-0"



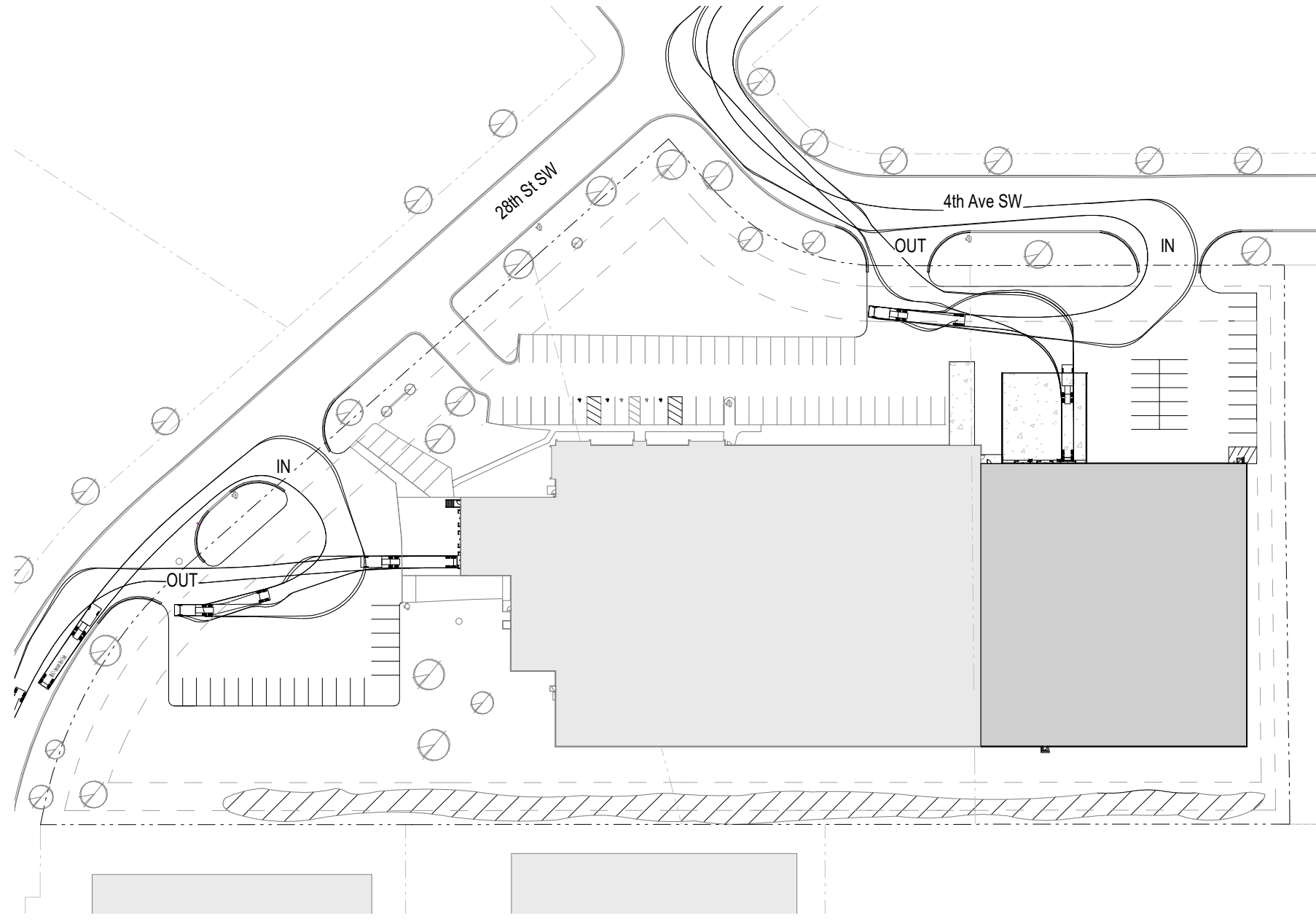
1 SITE - Vehicle Tracking - 1
MC004 SCALE 1" = 100'-0"



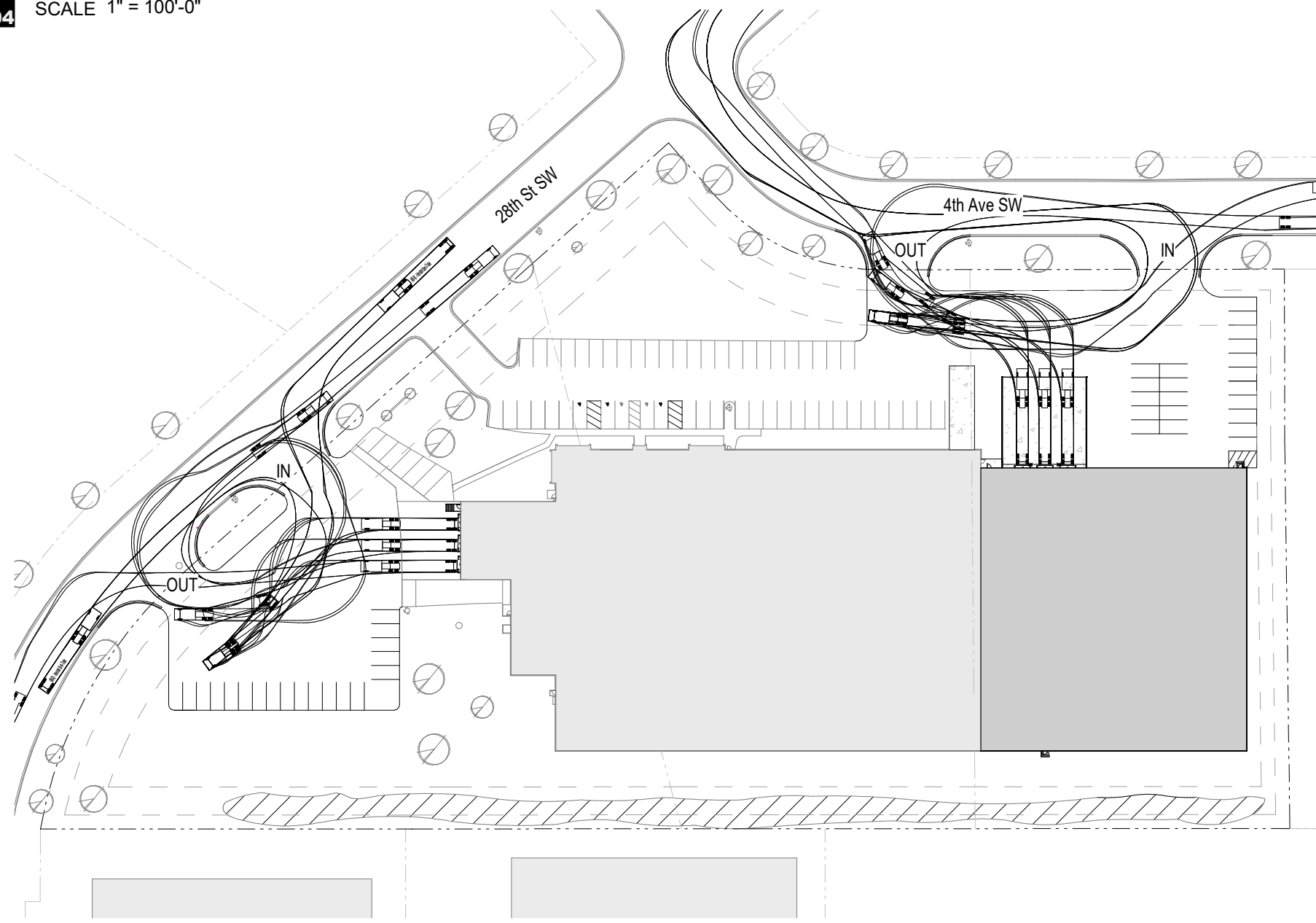
2 SITE - Vehicle Tracking - 2
MC004 SCALE 1" = 100'-0"



3 SITE - Vehicle Tracking - 3
MC004 SCALE 1" = 100'-0"



4 SITE - Vehicle Tracking - 4
MC004 SCALE 1" = 100'-0"



5 SITE - Vehicle Tracking - All
MC004 SCALE 1" = 100'-0"

NORTHERN FACTORY SALES
2701 4th Ave SW, Willmar, MN 56201

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SITE - SEMI TRAFFIC

MC004

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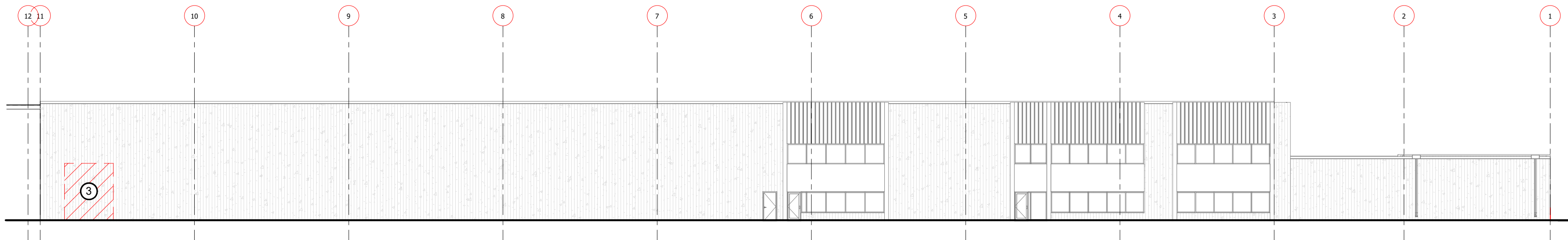
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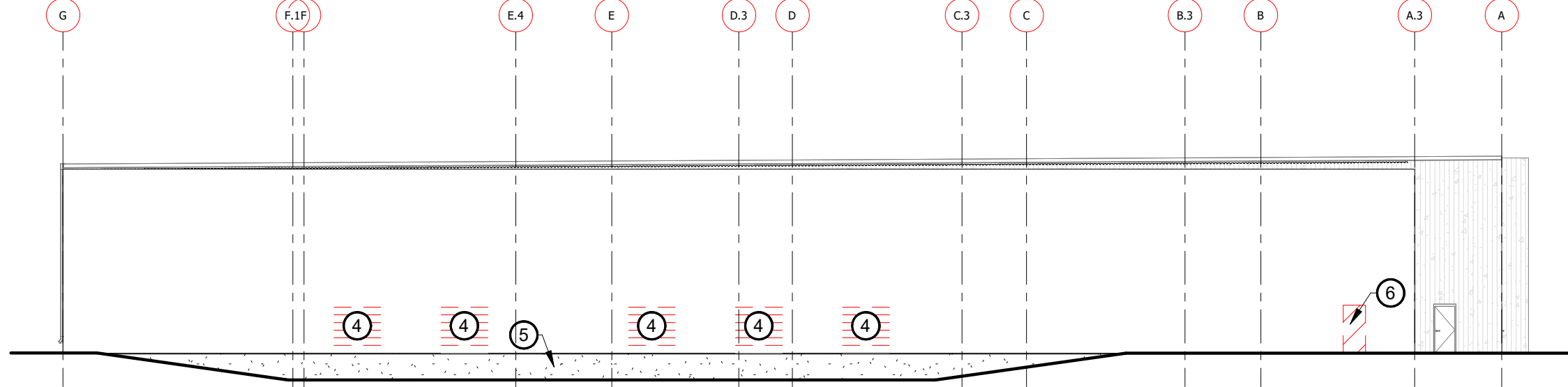
EXTERIOR ELEVATIONS

MC201



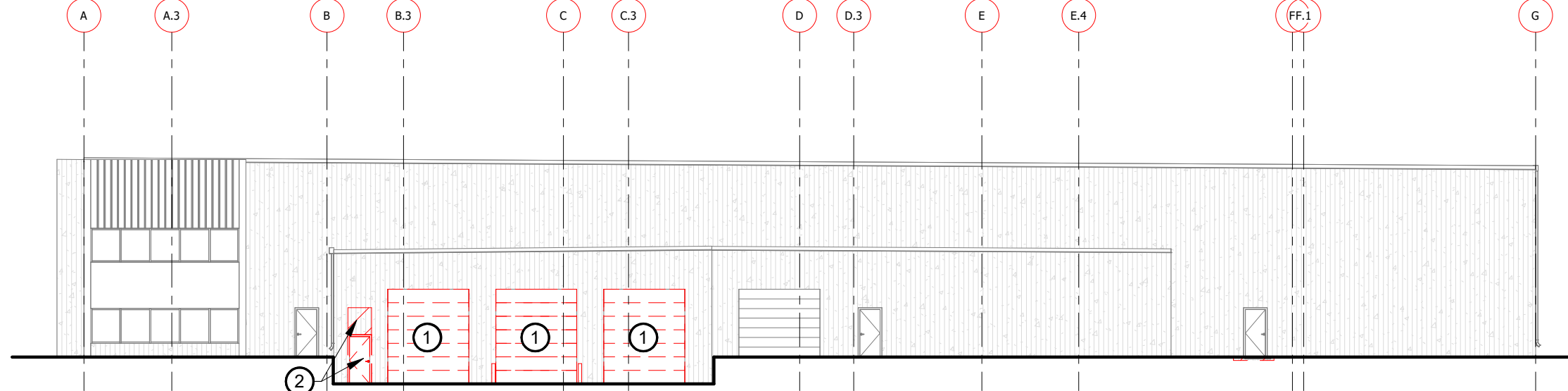
1 NORTH ELEVATION - DEMO

MC201 SCALE 1" = 20'-0"



2 EAST ELEVATION - DEMO

MC201 SCALE 1" = 20'-0"

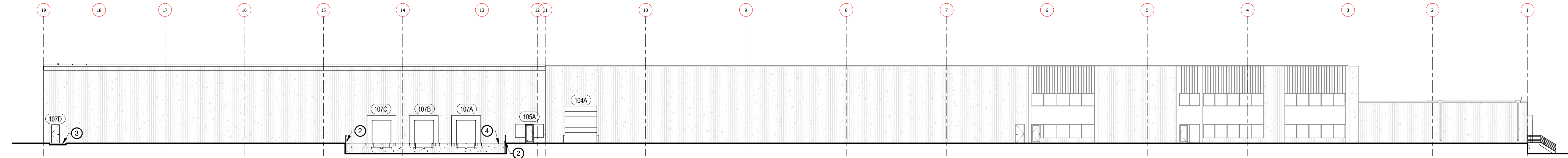


3 WEST ELEVATION - DEMO

MC201 SCALE 1" = 20'-0"

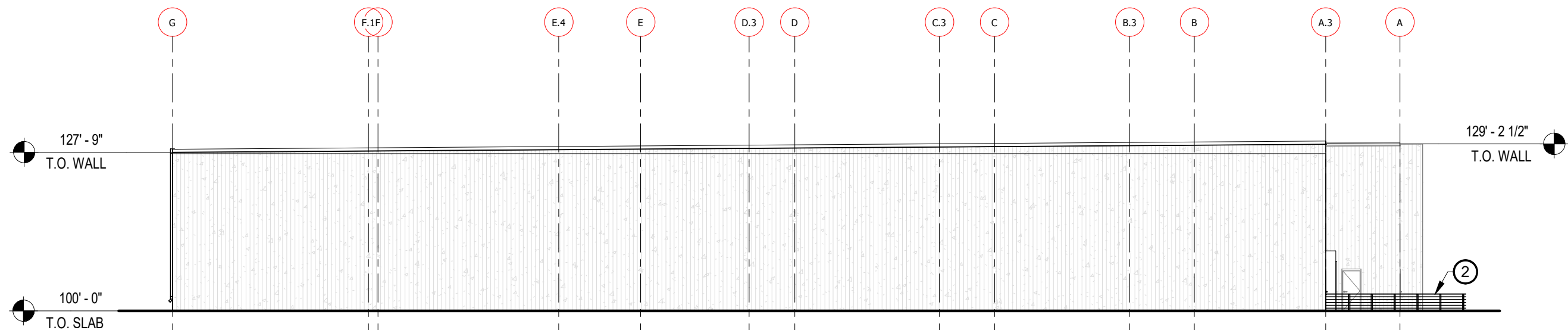
ELEVATIONS - DEMO KEYNOTE LEGEND	
KEY #	KEYNOTE
1	REMOVE EXISTING OH DOOR AND BOLLARDS
2	REMOVE EXISTING WALK DOOR, CUT OUT FOR NEW OPENING
3	CUT OUT FOR NEW OH DOOR
4	REMOVE EXISTING DOCK DOOR
5	REMOVE EXISTING STAIR
6	CUT OUT FOR NEW WALK DOOR

NEW CONSTRUCTION KEYNOTE LEGEND	
KEY #	KEYNOTE
1	INFILL REMAINDER OF EXISTING OPENING
2	CONCRETE RETAINING WALL WITH RAILING
3	6'X6' FROST PROTECTED CONCRETE STOOP
4	METAL STAIR WITH RAILING
5	24" WIDE SCUPPER WITH 6'X8" OPEN FACED DOWNSPOUT AND SPLASH BLOCK TO MATCH EXISTING



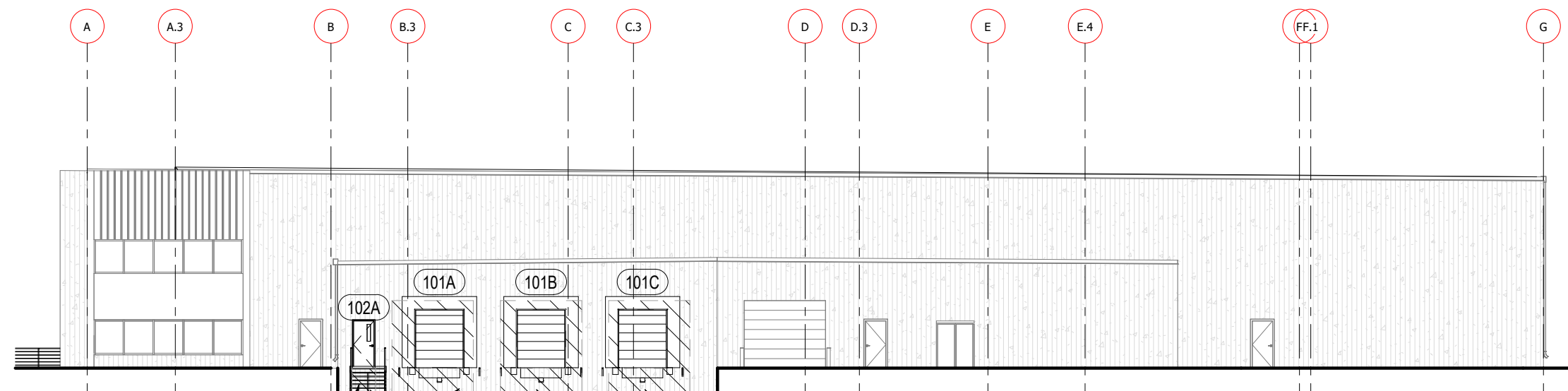
4 NORTH ELEVATION - NEW CONSTRUCTION

MC201 SCALE 1" = 20'-0"



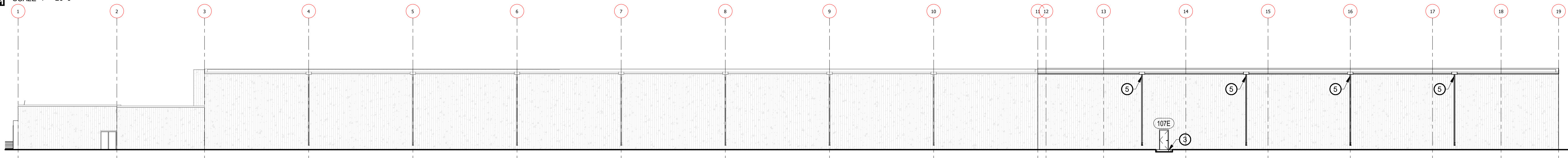
5 EAST ELEVATION - NEW CONSTRUCTION

MC201 SCALE 1" = 20'-0"



6 WEST ELEVATION - NEW CONSTRUCTION

MC201 SCALE 1" = 20'-0"



7 SOUTH ELEVATION - NEW CONSTRUCTION

MC201 SCALE 1" = 20'-0"

BOARD OF ZONING APPEALS – FEB 23, 2021

STAFF COMMENTS

1. NORTHERN FACTORY VARIANCE NO 21-01

- The applicant is Marcus Construction Co. Inc. of Willmar, MN, on behalf of Northern Factory Sales, Inc.
- The applicant is requesting a variance to reduce off-street parking minimums further allowing the construction of a 38,380 square foot addition on the property described as follows: Lots 6, 7, and 8, Block 1, Willmar Industrial Park Second Addition EXCEPT That part of Lot 6, Block 1 as shown on the record plat entitled Willmar Industrial Park Second Addition, on file in the office of the Kandiyohi County Recorder (2701 4th Ave SW).
- The property is zoned I-1 (Limited Industrial)
- The property was brought to conforming status with Plan Review File No. 21-01.
- All setbacks, lot minimum, and widths are met. Parcels should be combined into one; no plat is required, as the total property size is approximately 7 acres.
- There will be no change in ownership or use of the property.
- The expansion proposed is for warehouse space and there will be no increase in employees/site occupants.
- Parking for industrial uses is 8 spaces plus 1 space for every 2 employees or 1 space for every 800 square feet of floor area, whichever is greater. 146 spaces are required based off of floor area; 98 spaces are currently proposed.
- 35% Landscaped Area (20% minimum)
- 36% Building Coverage (50% maximum)
- There are 3 existing approaches via 28th St SW & 1 existing approach via 4th Ave SW. The site plan proposes 3 approaches via 28th St SW, 2 of which would be widened to 44 feet. The plan also proposes 2 approaches via 4th Ave SW, 44 feet wide each.
- Variances may be granted to vary the applicable off-street parking and loading requirements.
- Northern Factory will see no increase in employment and no additional parking demands will increase, a variance should be granted for their application.
- Northern Factory has no adjacent lots to purchase and expand as all adjacent lots are occupied.
- The area that Northern Factory is located in was platted in 1979. This expansion would maximize the lot usage to allow for changing industrial standards to be met.

A variance shall be granted only if it is established that it is in harmony with the general purpose and intent of this Ordinance, that it is consistent with the Comprehensive Plan, and that there are practical difficulties in carrying out the strict letter of the provisions of this Ordinance. The Board of Zoning Appeals shall make the following affirmative findings before determining that practical difficulties exist:

1. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Ordinance.
2. The plight of the landowner is due to unique circumstances not created by the landowner.
3. The variance, if granted, will not alter the essential character of the locality.
4. The variance, if granted, will not be detrimental to nor endanger the public welfare.

Economic considerations alone shall not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

Variances shall be granted for earth sheltered construction as defined in Minn. Stat. § 216C.04, subd. 14, when in harmony with this Ordinance. The Board of Zoning Appeals may not permit as a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located. The Board of Zoning Appeals may permit as a variance the temporary use of a one family dwelling as a two family dwelling. Variances from the provisions of this Ordinance shall otherwise be granted by the Zoning Board of Appeals only in accordance with the preceding provisions, and may be granted only in the following instances:

1. To vary the applicable lot area, lot width, and lot depth requirements.
2. To vary the applicable bulk regulations, including maximum height, lot coverage, floor area ratio, and minimum yard requirements.
3. To vary the applicable off-street parking and loading requirements.
4. To vary the regulations relating to restoration of damaged or destroyed nonconforming structures.

If you have any specific questions regarding the request, call City Offices at (320)235-8311 and ask to speak to Sarah Swedburg, City Planner.